

## \$399,000 - 11403 145 Avenue, Edmonton

MLS® #E4454185

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Carlisle, Edmonton, AB

Charming detached bungalow with double attached garage in Carlisle, steps to multiple parks & quick access to all servicing amenities. Oversized great room will accommodate most furniture arrangements & is complete with brick feature wall, decorative wood burning fireplace & large windows. Gleaming plank flooring welcomes you through a naturally lit peninsula kitchen, spacious dining nook with direct access to patio & south backing yard. 3 bedrooms on the main level including large primary bedroom with 3pc ensuite & walk in closet. 2 additional bedrooms & 4pc bathroom for a growing family or extended guest stays. Lower level offers a full storage level, open floorplan & ready for future development. 5665sf lot with plenty of space for RV or boat parking. Ideal for first time home buyers, a growing family or a holding investment property.

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454185  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,137                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11403 145 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlisle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1L9          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                       |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Brick, Stucco                                       |
| Foundation        | Concrete Perimeter                                        |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | St Timothy/Caernarvon     |
| Middle     | Sir John Thompson/Rosslyn |
| High       | Archbishop Oâ€™Leary      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 27           |

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Listing information last updated on August 26th, 2025 at 5:02pm MDT